

# Columbus Redevelopment Commission

## *Presentation* *Community Information*

Columbus, Indiana



# Community Research

- Contacted different communities in Indiana that have an established Riverfront District
- Wanted to know what issues other communities had while establishing the district
- What concerns did business owners and the general public have.
  - How did they address those concerns.
- Knowledge of how they solved any issues
- Knowledge of the outcome of the established Riverfront District





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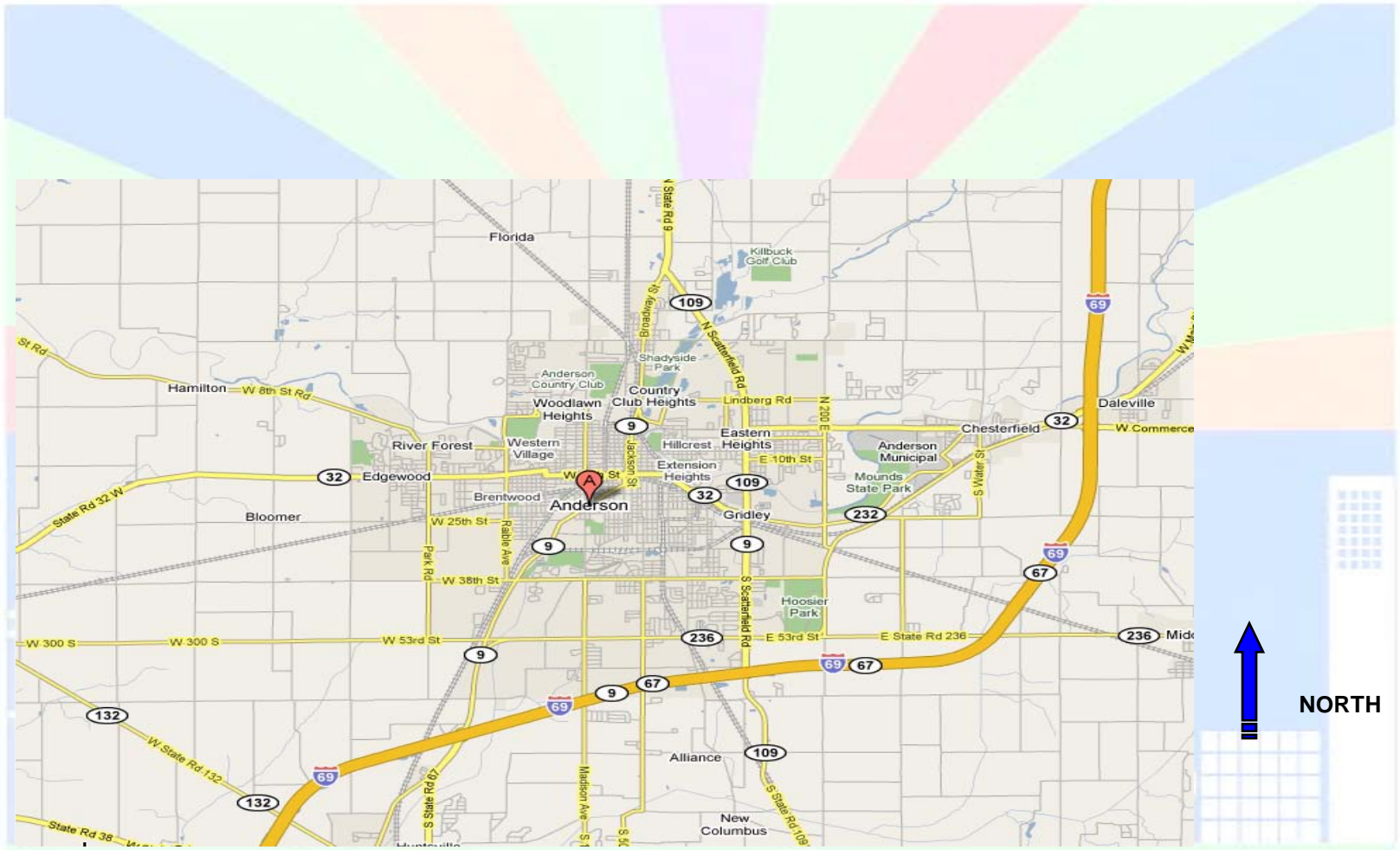


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# Anderson, Indiana

## Map



IN Map



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# Anderson, Indiana

## Demographics

	<b>Anderson</b>	<b>Columbus</b>
Population, 2006 estimate	57,496	39,690
Population, percent change, April 1, 2000 to July 1, 2006	-3.8%	1.6%
Population, 2000	59,734	39,059
Median value of owner-occupied housing units, 2000	\$ 67,900	\$111,900
Median household income, 1999	\$ 32,577	\$ 41,723
Per capita money income, 1999	\$ 19,142	\$ 22,055
Wholesale trade sales, 2002 (\$1000)	207,011	389,780
Retail sales, 2002 (\$1000)	938,508	594,959
Retail sales per capita, 2002	\$ 15,957	\$ 15,297
Accommodation and food services sales, 2002 (\$1000)	110,882	80,198
Total number of firms, 2002	3,450	3,147
Land area, 2000 (square miles)	40	25
Persons per square mile, 2000	1,491.5	1,505.2

\*Data collected from the United States Census Bureau 2006

Columbus, Indiana

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# Anderson, Indiana

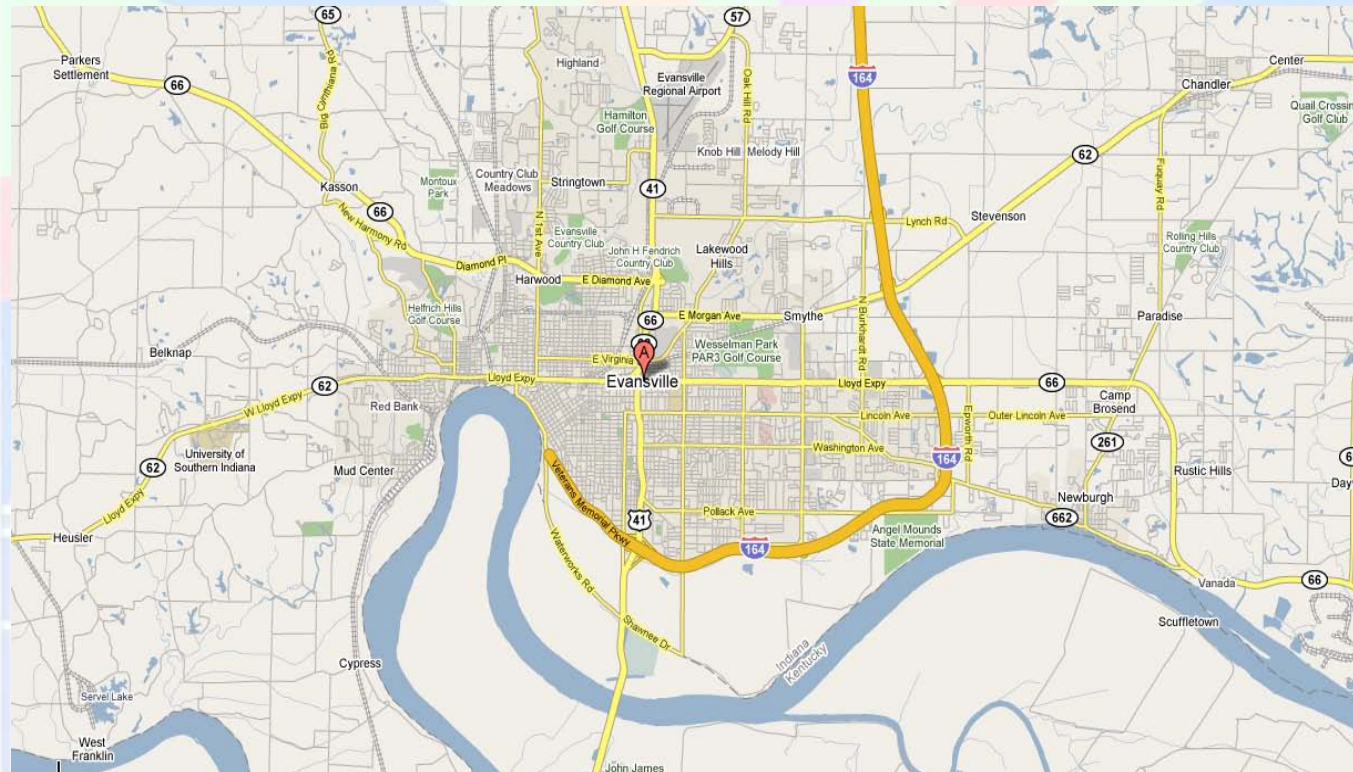
- Established in 2005
- Concerns: turn into alcohol row
- Increased traffic did not materialize
- Lots of request for information by businesses of City
- Couple of businesses yet have closed
  - They were not experienced business owners
- District not large enough
  - Just in downtown area
  - Main Street area

IN Map



# Evansville, Indiana

## Map



**NORTH**

## IN Map

# Evansville, Indiana

## Demographics

	Evansville	Columbus
Population, 2006 estimate	115,738	39,690
Population, percent change, April 1, 2000 to July 1, 2006	-4.8%	1.6%
Population, 2000	121,582	39,059
Median value of owner-occupied housing unit, 2000	\$ 69,700	\$111,900
Median household income, 1999	\$ 31,963	\$ 41,723
Per capita money income, 1999	\$ 18,388	\$ 22,055
Wholesale trade sales, 2002 (\$1000)	D	389,780
Retail sales, 2002 (\$1000)	2,380,413	594,959
Retail sales per capita, 2002	\$ 19,990	\$ 15,297
Accommodation and food services sales, 2002 (\$1000)	380,130	80,198
Total number of firms, 2002	8,757	3,147
Land area, 2000 (square miles)	40	25
Persons per square mile, 2000	2,987.3	1,505.2

\*D: Suppressed to avoid disclosure of confidential information

\*Data collected from the United States Census Bureau 2006

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# Evansville, Indiana

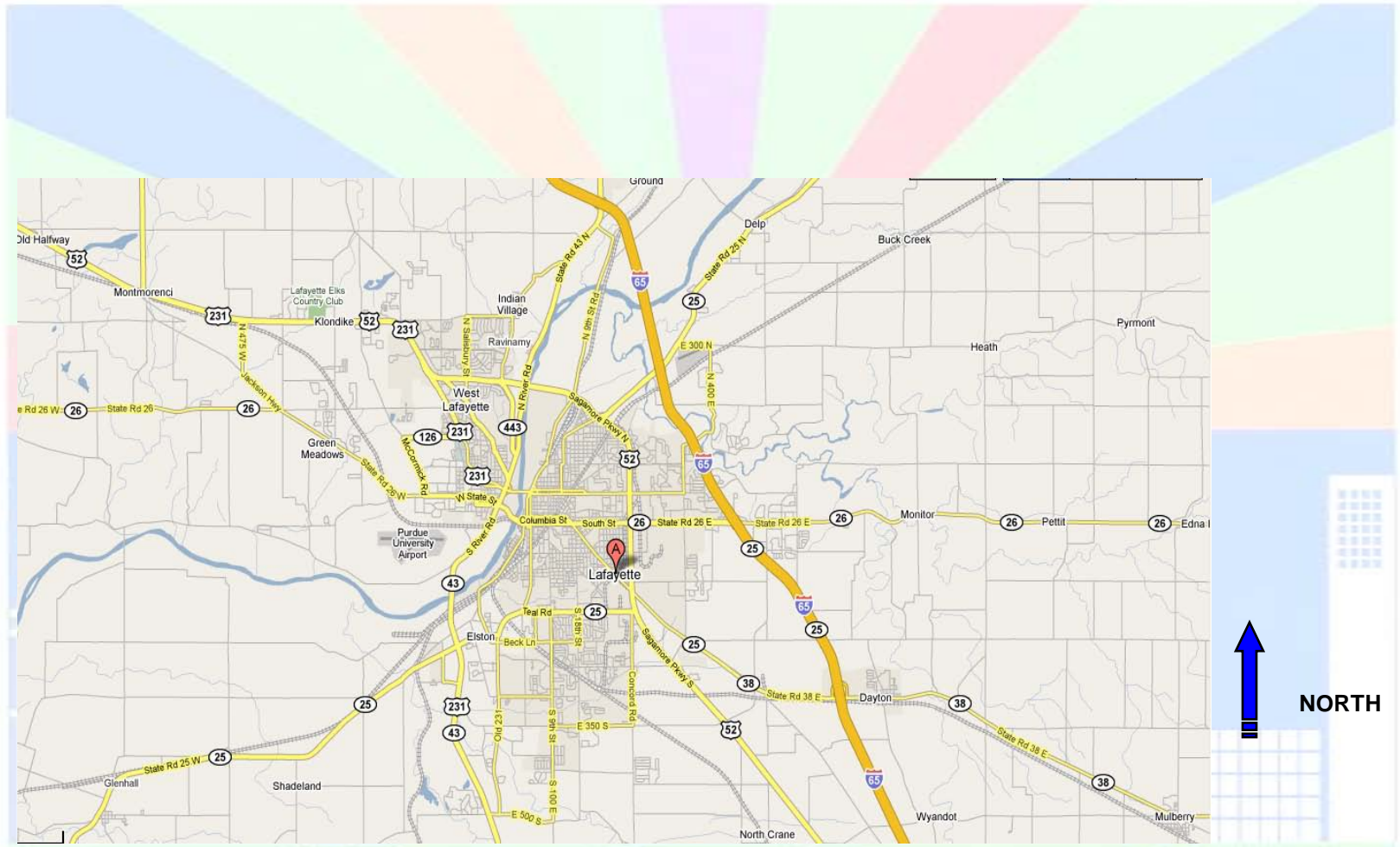
- Established in 2005
- Concerns:
  - No concerns from the public
  - Council expressed concern that having additional liquor licenses would hurt existing businesses
- To get a riverfront license a business was required to have \$200,000 in food sales if the restaurant wanted liquor license
- No evidence to suggest it hurt existing businesses
- Shown increase in traffic
- More restaurants in the area

IN Map



# Lafayette, Indiana

## Map



IN Map



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# Lafayette, Indiana

## Demographics

	<b>Lafayette</b>	<b>Columbus</b>
Population, 2006 estimate	61,244	39,690
Population, percent change, April 1, 2000 to July 1, 2006	0.1%	1.6%
Population, 2000	56,397	39,059
Median value of owner-occupied housing units, 2000	\$ 89,700	\$111,900
Median household income, 1999	\$ 35,859	\$ 41,723
Per capita money income, 1999	\$ 19,217	\$ 22,055
Wholesale trade sales, 2002 (\$1000)	255,012	389,780
Retail sales, 2002 (\$1000)	1,433,657	594,959
Retail sales per capita, 2002	\$ 23,815	\$ 15,297
Accommodation and food services sales, 2002 (\$1000)	148,363	80,198
Total number of firms, 2002	4,682	3,147
Land area, 2000 (square miles)	20	25
Persons per square mile, 2000	2,807.2	1,505.2

\*Data collected from the United States Census Bureau 2006

IN Map



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# Lafayette, Indiana

- Established in 2006
- Concerns: Making it easier for competition to come into area, thus threatening existing businesses
- Needed to expand to incorporate some businesses who wanted into the area
- Shown increase in restaurants and businesses
  - Wide selection of restaurants
- Increased traffic into the area
- Filling in areas for development
- Condos were developed in area

IN Map



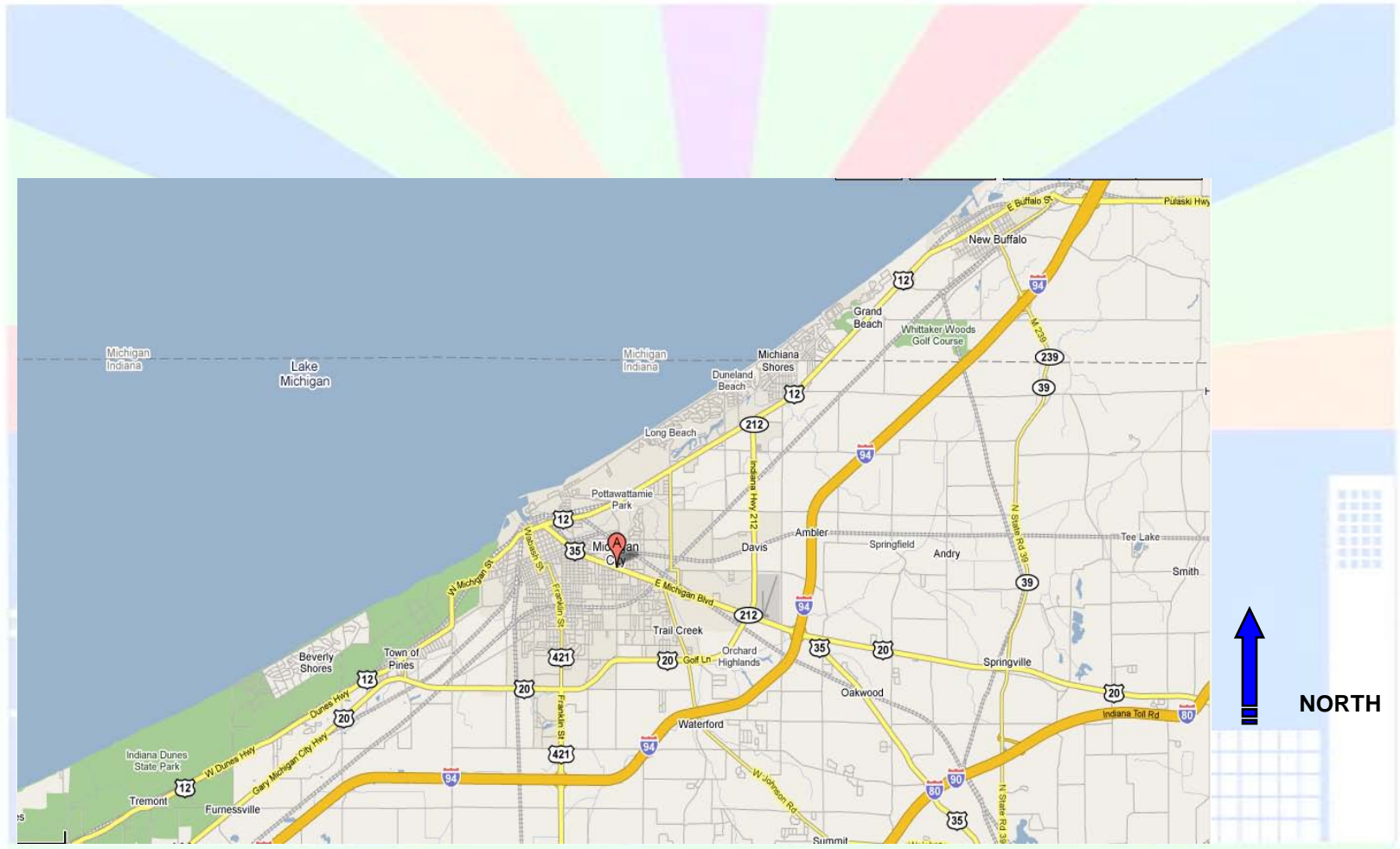
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# Michigan City, Indiana

## Map



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# Michigan City, Indiana

## Demographics

	Michigan City	Columbus
Population, 2006 estimate	32,116	39,690
Population, percent change, April 1, 2000 to July 1, 2006	-2.4%	1.6%
Population, 2000	32,900	39,059
Median value of owner-occupied housing units, 2000	\$ 76,600	\$111,900
Median household income, 1999	\$ 33,732	\$ 41,723
Per capita money income, 1999	\$ 16,995	\$ 22,055
Wholesale trade sales, 2002 (\$1000)	332,424	389,780
Retail sales, 2002 (\$1000)	618,447	594,959
Retail sales per capita, 2002	\$ 19,016	\$ 15,297
Accommodation and food services sales, 2002 (\$1000)	277,665	80,198
Total number of firms, 2002	2,005	3,147
Land area, 2000 (square miles)	19	25
Persons per square mile, 2000	1,678.6	1,505.2

\*Data collected from the United States Census Bureau 2006

IN Map



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# Michigan City, Indiana

- Established in 2008
- Concerns: unfair liquor licenses, public education on economic development
- Result
  - \$500,000 in total investment of business to receive new license
  - New license had to stay with development—no moving
- No interest due to economy
- Not a lot of growth
  - One new restaurant
  - Too early still

IN Map

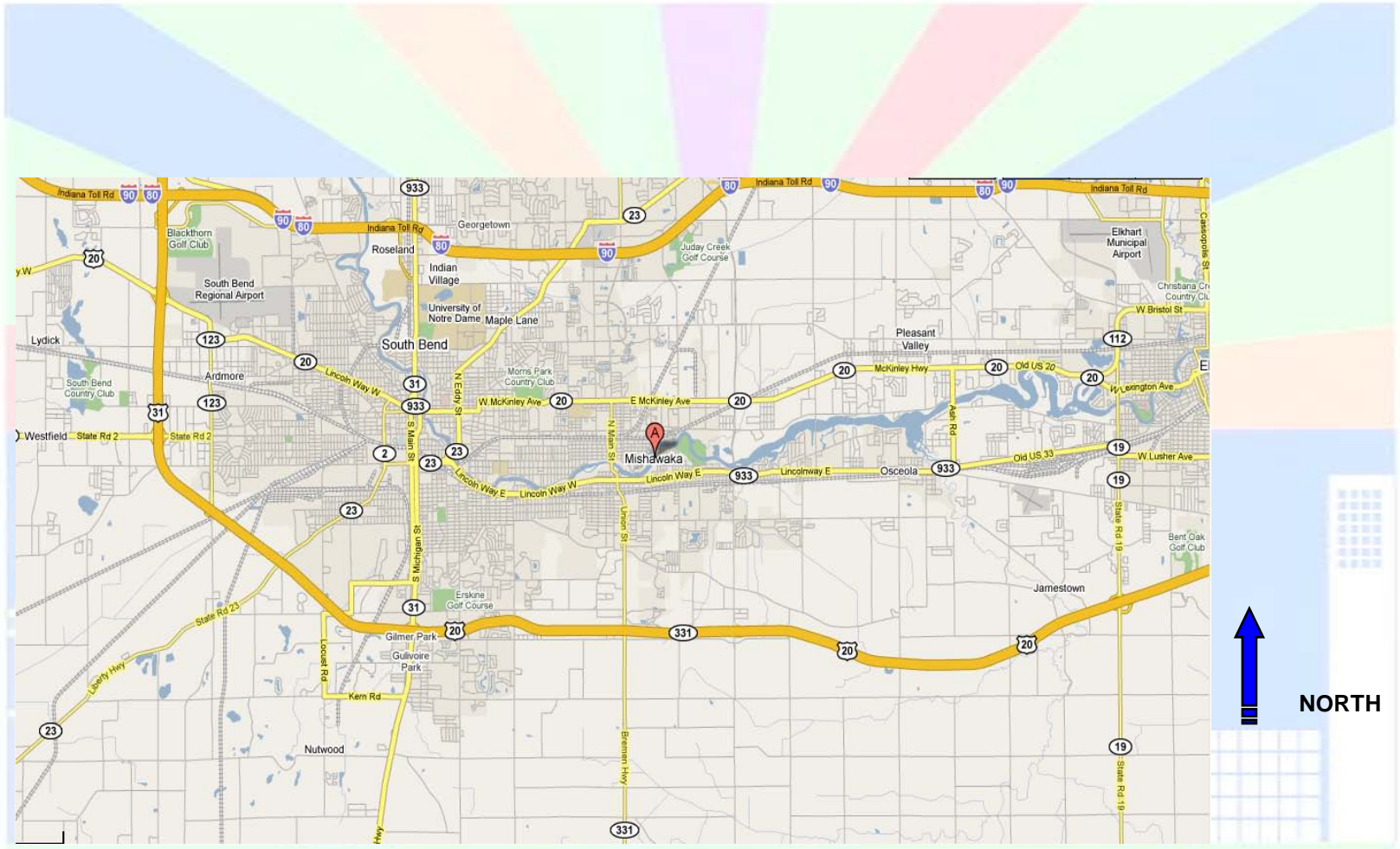


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# Mishawaka, Indiana

## Map



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# Mishawaka, Indiana

## Demographics

	<b>Mishawaka</b>	<b>Columbus</b>
Population, 2006 estimate	48,912	39,690
Population, percent change, April 1, 2000 to July 1, 2006	4.9%	1.6%
Population, 2000	46,557	39,059
Median value of owner-occupied housing units, 2000	\$ 77,400	\$111,900
Median household income, 1999	\$ 33,986	\$ 41,723
Per capita money income, 1999	\$ 18,434	\$ 22,055
Wholesale trade sales, 2002 (\$1000)	1,327,646	389,780
Retail sales, 2002 (\$1000)	1,904,908	594,959
Retail sales per capita, 2002	\$ 39,623	\$ 15,297
Accommodation and food services sales, 2002 (\$1000)	140,774	80,198
Total number of firms, 2002	3,456	3,147
Land area, 2000 (square miles)	15	25
Persons per square mile, 2000	2,963.5	1,505.2

\*Data collected from the United States Census Bureau 2006

IN Map

# Mishawaka, Indiana

- Established in 1998
- Unfair liquor licenses, lose value on business
- Due to state limits on boundaries some businesses could not be in district
- No impact to existing businesses
- Increase in traffic in part may be due to new riverfront and parks area
- More restaurants in the area

Columbus, Indiana

IN Map

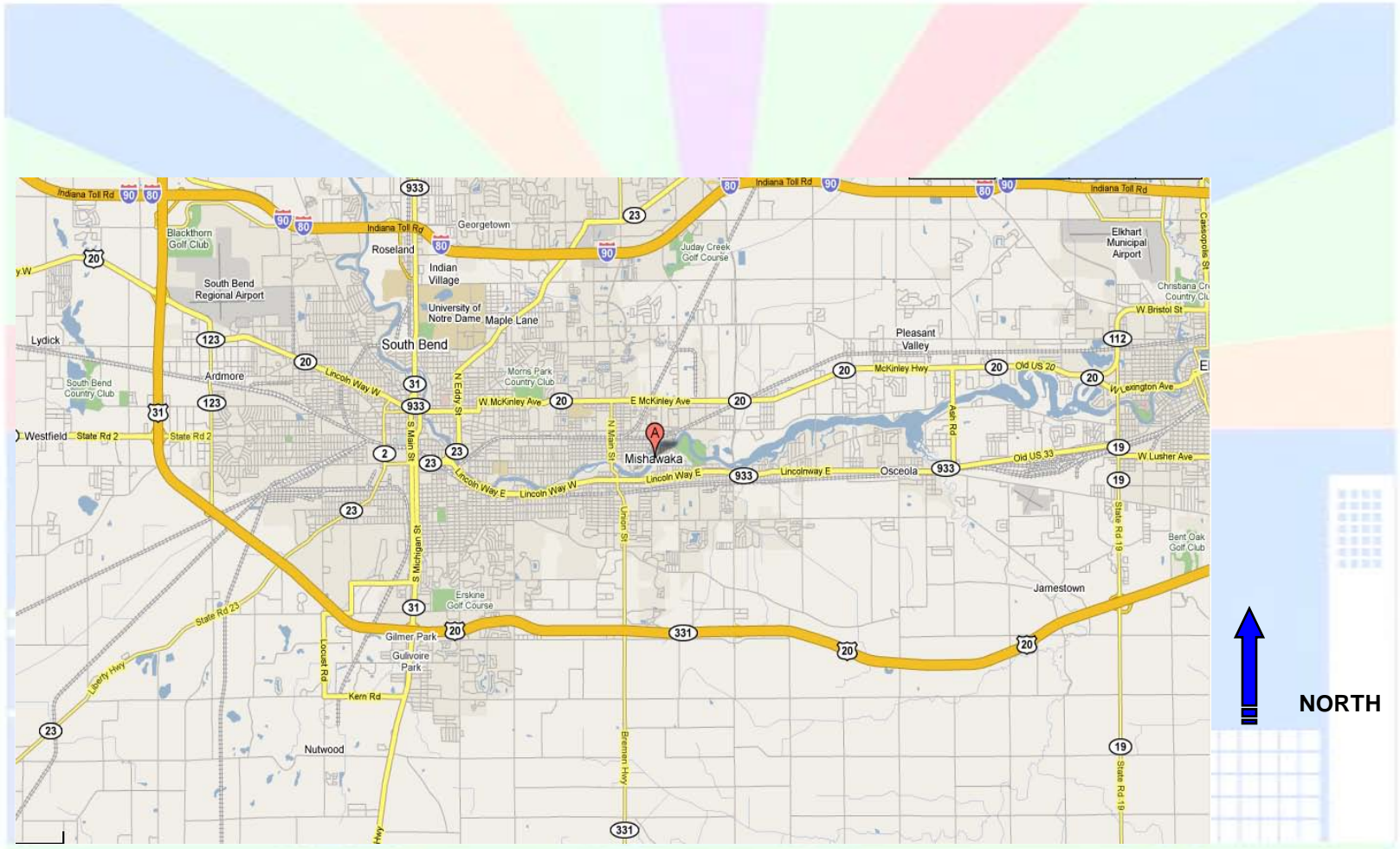


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# New Albany, Indiana

## Map



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# New Albany, Indiana

## Demographics

	New Albany	Columbus
Population, 2006 estimate	36,963	39,690
Population, percent change, April 1, 2000 to July 1, 2006	-2.4%	1.6%
Population, 2000	37,603	39,059
Median value of owner-occupied housing units, 2000	\$ 87,300	\$111,900
Median household income, 1999	\$ 34,923	\$ 41,723
Per capita money income, 1999	\$ 18,365	\$ 22,055
Wholesale trade sales, 2002 (\$1000)	D	389,780
Retail sales, 2002 (\$1000)	443,375	594,959
Retail sales per capita, 2002	\$ 11,836	\$ 15,297
Accommodation and food services sales, 2002 (\$1000)	46,825	80,198
Total number of firms, 2002	3,023	3,147
Land area, 2000 (square miles)	14	25
Persons per square mile, 2000	2,570.3	1,505.2

\*D: Suppressed to avoid disclosure of confidential information

\*Data collected from the United States Census Bureau 2006

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# New Albany, Indiana

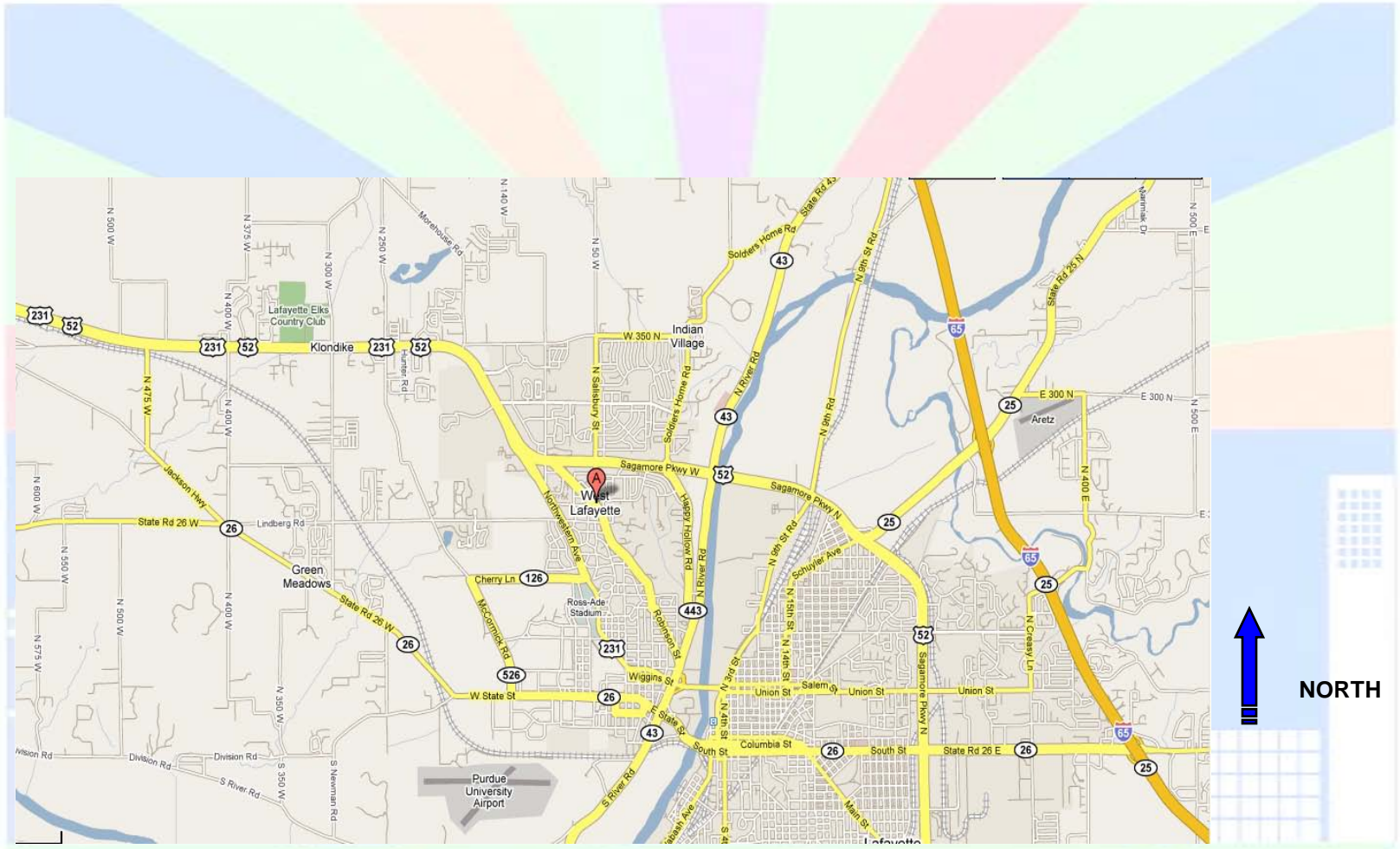
- Established in 2007
- Not a lot of interaction with the public on issue
- In favor of growth and to promote restaurant activity
- Some issues with evaluating proposals for liquor licenses
  - No objective criteria were established
- More restaurants in the area
  - Drinking and eating establishments are difficult to sustain
- Would like to create an objective evaluation criteria and establish a processing fee for liquor licenses

IN Map



# West Lafayette, Indiana

## Map



IN Map



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# West Lafayette, Indiana

## Demographics

	<b>West Lafayette</b>	<b>Columbus</b>
Population, 2006 estimate	28,997	39,690
Population, percent change, April 1, 2000 to July 1, 2006	0.7%	1.6%
Population, 2000	28,778	39,059
Median value of owner-occupied housing units, 2000	\$145,400	\$111,900
Median household income, 1999	\$ 24,869	\$ 41,723
Per capita money income, 1999	\$ 18,337	\$ 22,055
Wholesale trade sales, 2002 (\$1000)	23,292	389,780
Retail sales, 2002 (\$1000)	193,572	594,959
Retail sales per capita, 2002	\$ 6,755	\$ 15,297
Accommodation and food services sales, 2002 (\$1000)	66,301	80,198
Total number of firms, 2002	1,486	3,147
Land area, 2000 (square miles)	5	25
Persons per square mile, 2000	5,222.9	1,505.2

\*Data collected from the United States Census Bureau 2006

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# West Lafayette, Indiana

- Established in 2004
- Concerns: attract more restaurants—competition
- City's response
  - User of the premises pays the city, within 5 years, \$40/square foot
  - Restriction ratio—total non-liquor sales to total sales equals= 67%
- People saw an opportunity
  - Cheaper liquor licenses
- System has been cumbersome and did not have criteria
  - Lay out process on what community is looking for and what the business needs to do in order to receive liquor license

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